



**Sean Rogan**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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**Gloria Molina  
Mark Ridley-Thomas  
Zev Yaroslavsky  
Don Knabe  
Michael D. Antonovich**  
Commissioners

April 16, 2013

The Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**ADOPTED**

Community Development Commission

1-D April 16, 2013

*Sachi A. Hamai*  
**SACHI A. HAMAI**  
EXECUTIVE OFFICER

**APPROVAL OF FUNDS FOR COSTS RELATED TO THE REHABILITATION OF AN EXISTING  
COMMERCIAL BUILDING IN THE CITY OF SAN GABRIEL FOR THE ASIAN YOUTH CENTER  
(DISTRICT 5) (3 VOTE)**

**SUBJECT**

This letter requests that your Board approve the transfer of up to \$390,500 in County General Funds, specifically Homeless Service Center Funds (HSCF) allocated to the Fifth Supervisorial District, to the Community Development Commission (Commission). The funds will then be granted to the Asian Youth Center (AYC) for costs related to the rehabilitation of an existing commercial building in the City of San Gabriel. The rehabilitation will enable the AYC to provide services from a new administration building, helping the County of Los Angeles to meet the social service needs of low-income children, youth, and families of all ethnicities, with a focus on vulnerable Asian immigrants.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Authorize the Executive Director or his designee to negotiate, execute, amend, and if necessary, terminate a Grant Agreement with the AYC in a total amount of up to \$355,000 in HSCF allocated to the Fifth Supervisorial District, to be effective following receipt of County General Funds from the Chief Executive Office, approval of the Grant Agreement as to form by County Counsel, and execution by all parties.
2. Authorize the Commission to retain \$35,500 (10%) for administrative costs.
3. Authorize the Executive Director or his designee to execute all required documents necessary to accept and incorporate into its approved Fiscal Year 2012-2013 budget a total of up to \$390,500 in HSCF allocated to the Fifth Supervisorial District.

4. Find that the approval of funds for rehabilitation of the new AYC administration building, located at 300 South San Marino Avenue in the City of San Gabriel, is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to authorize the Commission to enter into a Grant Agreement with the AYC to fund costs related to the rehabilitation of an existing commercial building in the City of San Gabriel, which the AYC will utilize as their new administration building. The AYC will move administrative staff currently located in two other facilities to the new building, allowing them to open up additional space for direct services to youth.

#### **FISCAL IMPACT/FINANCING**

The proposed actions described herein will be funded with a portion of County General Funds known as Homeless Service Center Funds. Approved by the Board of Supervisors on April 4, 2006 as part of the Homeless Prevention Initiative, these funds are used for programs and costs associated with services, operations, and capital projects for individuals and families who are homeless or at-risk of homelessness. Each Supervisorial District is allocated \$1,425,000 annually to fund such programs.

The Fifth District has allocated \$390,500 to this effort: \$355,000 to be granted to the AYC and a \$35,500 (10%) administrative fee for the Commission. These funds will be incorporated into the Commission's approved Fiscal Year 2012-2013 budget as needed.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The San Gabriel Valley Asian Task Force of the United Way founded the Asian Youth Center in 1989 to serve an increasing number of poverty-stricken Asian immigrants. Since then, the AYC has grown from a one-person agency to a community-based non-profit corporation with a staff of more than 50 people, serving youth and families of all ethnicities throughout the Fifth Supervisorial District, with a focus on vulnerable Asian immigrants. The AYC provides significant prevention efforts targeting youth at risk of homelessness, both "aging out" of the foster care system and engaged in the Juvenile Justices system, through their programs and services for probation and non-probation youth.

The AYC recently acquired a commercial building located at 300 South San Marino Avenue in San Gabriel, which will be used as their new administration building. The building will be rehabilitated and will enable administrative staff currently located in two of their other facilities to be consolidated at the new building, opening up additional space for direct services to youth in those other facilities.

The Fifth District directed the Commission to administer a portion of HSCF to fund costs related to the rehabilitation. Proposed improvements include architectural, engineering, and permit fees; demolition of interior improvements; hazardous waste remediation; new ADA compliant rest room, installation of new fire alarm, ceiling systems, flooring, HVAC, and windows; IT server system; alarm system; landscaping and signage; and furniture.

**ENVIRONMENTAL DOCUMENTATION**

This project is categorically exempt from the provisions of CEQA. The project, minor renovation of an existing structure, has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of these actions will enable the Asian Youth Center to provide social services to underserved populations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:lk